082.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,000 / 684,000
					USE VALUE:	684,000 / 684,000
					ASSESSED:	684,000 / 684,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NUFER DOUGLAS & LAUREN A/TRS	
Owner 2:	NUFER FAMILY 2017 REVOCABLE	
Owner 3:	INRER VIVOS TRUST	
Street 1:	18 LENNON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	NUFER DOUGLAS & LAUREN A -
Owner 2:	-
Street 1:	18 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,391 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5391.000	276,800		407,200	684,000
Total Card	0.124	276,800		407,200	684,000
Total Parcel	0.124	276,800		407,200	684,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 570.00 | /Parcel: 570.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

51464

GIS Ref

GIS Ref

Insp Date

08/09/18

!6713!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,900	0	5,391.	407,200	684,100	684,100	Year End Roll	12/18/2019
2019	101	FV	230,800	0	5,391.	401,400	632,200	632,200	Year End Roll	1/3/2019
2018	101	FV	232,600	0	5,391.	308,300	540,900	540,900	Year End Roll	12/20/2017
2017	101	FV	232,600	0	5,391.	290,900	523,500	523,500	Year End Roll	1/3/2017
2016	101	FV	232,600	0	5,391.	267,600	500,200	500,200	Year End	1/4/2016
2015	101	FV	219,600	0	5,391.	250,100	469,700	469,700	Year End Roll	12/11/2014
2014	101	FV	219,600	0	5,391.	230,400	450,000	450,000	Year End Roll	12/16/2013
2013	101	FV	219,600	0	5,391.	230,400	450,000	450,000		12/13/2012

PRINT

Date	Time
12/10/20	21:26:25

LAST REV

Date	Time
08/30/18	15:14:38

apro

PAT ACCT.

6713

USER DEFINED

Prior Id # 1:	51464
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NUFER DOUGLAS &	70419-61		12/21/2017	Convenience	1	No	No		
CLOUGH JOHN H/L	41331-241		10/31/2003		410,000	No	No		
KILLOURHY JOHN	32754-343		4/27/2001		343,500	No	No	4	
KILLOURHY JOHN	7446-591		2/10/2000	Family		No	No		
	7446-591		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2006	886	Re-Roof	13,500			G8	GR FY08	vinyl side
5/18/2005	481	Wood Dec	2,500			G8	GR FY08	22X14
6/26/2001	427	Add Bath	7,500	C				REMODEL KIT-ADD BA

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	Meas/Inspect	BS	Barbara S
11/24/2008	Meas/Inspect	336	PATRIOT
3/16/2004	MLS	HC	Helen Chinal
7/13/2001	MLS	MM	Mary M
1/14/2000	Mailer Sent		
1/14/2000	Meas/Inspect	277	PATRIOT
8/6/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5391		Sq. Ft.	Site		0	70.	1.08	6									407,212						407,200	

Total AC/HA: 0.12376 | Total SF/SM: 5391 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,212 | Spl Credit | Total: 407,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340035
Depreciation:	63247
Depreciated Total:	276788

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

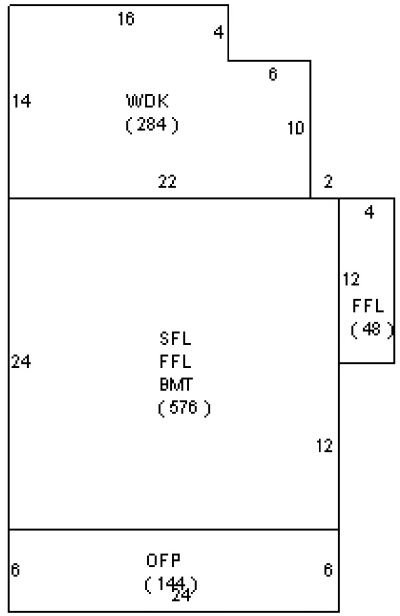
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.91
Special Features:	0	Val/Su Net:	125.59
Final Total:	276800	Val/Su SzAd	230.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	624	165.380	103,194
BMT	Basement	576	49.610	28,577
SFL	Second Floor	576	165.380	95,256
WDK	Deck	284	9.330	2,650
OFP	Open Porch	144	27.400	3,945

Net Sketched Area:	2,204			Total:	233,622
Size Ad	1200	Gross Are	2204	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

082.0-0005-0004.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	